

An aerial photograph of the Embassy Gardens residential complex in London. The central focus is a large, rectangular rooftop swimming pool with a blue sky and white clouds pattern on the bottom. The pool is surrounded by a rooftop lounge area with numerous people sunbathing on lounge chairs and sitting at tables. The building's facade is a mix of dark grey and green panels. The surrounding area includes other modern buildings, a courtyard with trees, and a small outdoor dining area with yellow awnings at the bottom left.

# Embassy gardens

UNIT 2AA05, 3A RAVINE WAY, LONDON SW11 7BH



**BRAND NEW ZONE 1 LONDON RESTAURANT INVESTMENT**



# Investment Summary

Nine Elms forms part of the larger Vauxhall Nine Elms Battersea (VNEB) Opportunity Area, which is one of the largest regeneration projects in Europe and most exciting urban regeneration projects that London has ever seen.

Affluent demographic - with 59% of the population categorised 'City Sophisticates' (16.2x larger than the national average) and 40% categorised affluent AB social grade (against a national average of 22.3%).

The property comprises a brand-new double height 1,732 sq ft (GIA) commercial unit situated below the landmark, Embassy Gardens residential scheme (sold off).

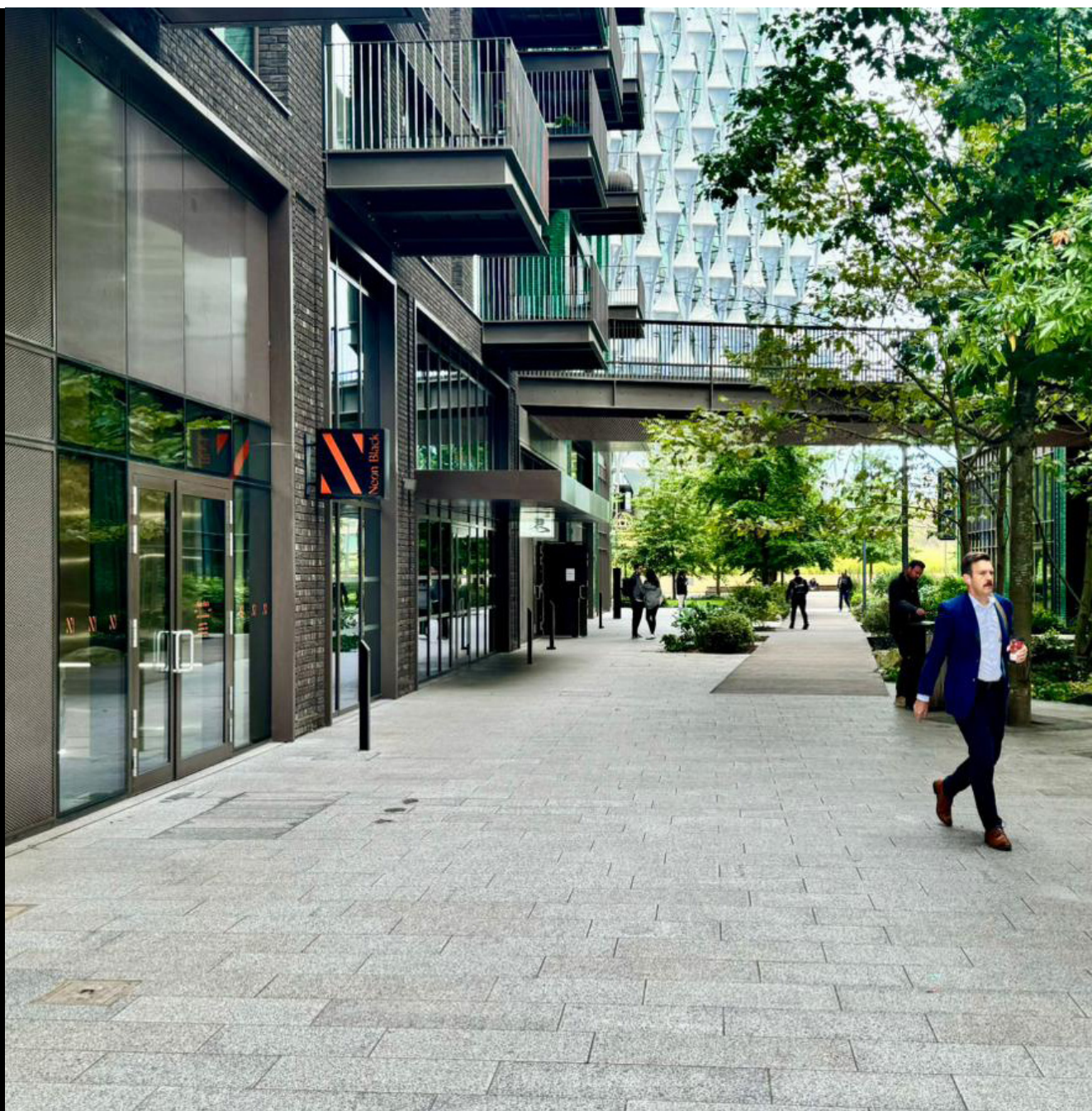
New Virtual Freehold interest - 999 years at a peppercorn rent.

The property is let to Lim Junye Ltd (t/a Evernight) on a 10 year lease expiring 12th May 2032, subject to a tenant break on 13th May 2027.

The lease is contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

The property has an EPC rating of B.

We are instructed to seek offers in excess of **£890,000**, reflecting an attractive Net Initial Yield of **7.00%** after a deduction of standard purchasers' costs (5.62%).







# Location

## London

London is one of the world's principal financial and commercial centres, alongside New York, Hong Kong and Tokyo. Globalisation has shifted London towards a service-led economy, with the rise of the City (London's banking and financial district) and the business, professional and financial services sector serving as key drivers of its rapid growth, underpinned by its world-class retail, tourism, creative sectors and status as a hub for academic excellence.

As one of the world's leading tourism destinations, the city attracts over 15 million international visitors annually who travel to visit its renowned retail, leisure and cultural attractions, including numerous world heritage sites and over 170 museums. By 2025, London is projected to attract 40.4 million overnight visitors per annum, injecting £22 billion a year into the city's economy. The city's population is currently estimated at 8,900,000 people and is projected to increase to 9,800,000 by 2035 (GLA).

**As one of the world's leading tourism destinations, the city attracts over 15 million international visitors annually**







**The area has been transformed into a new district combining the best of culture, retail and business along the Central London riverside, creating a new vibrant neighbourhood for south-west London.**

# Location

## Nine Elms

Situated on the south bank of the River Thames in the London Borough of Wandsworth, Nine Elms is a rapidly transforming neighbourhood which has transitioned from an industrial district to a vibrant residential and commercial hub. The district forms part of the larger Vauxhall Nine Elms Battersea (VNEB) Opportunity Area, which is one of the largest regeneration projects in Europe and most exciting urban regeneration projects that London has ever seen. The VNEB Opportunity Area spans approximately 561 acres along the south bank of the River Thames and includes parts of the London Boroughs of Wandsworth and Lambeth, stretching from Vauxhall to Battersea. Over thirty years, the area has been transformed into a new district combining the best of culture, retail and business along the Central London riverside. Nine Elms serves as the final piece of the South Bank puzzle, filling the gap between Vauxhall and Battersea and creating a new vibrant neighbourhood for south-west London.

Nine Elms garnered global recognition following the £9 billion redevelopment and restoration of the iconic Grade II listed Battersea Power Station, alongside the transformation of the surrounding area into a vibrant mixed-use neighbourhood encompassing luxury apartments, office spaces, shops, restaurants, and cultural venues. The scheme comprises over 250 shops, cafes and restaurants, in addition to a theatre, hotel, medical centre and 19 acres of public space, with an estimated 25,000 people living and working in the scheme.

The relocation of the US Embassy to Nine Elms has brought further prominence to the location and inspired the naming of Embassy Gardens, which serves as the centrepiece of the area. The brand new Linear Park also serves as a key element of the Nine Elms master plan, running the length of Embassy Gardens and linking Vauxhall in the northeast to Battersea Powerstation in the southwest.

The transformation of Nine Elms is further bolstered by the redevelopment of New Covent Garden Market, the largest wholesale fresh produce market in the UK, set across 57 acres and 3 separate sites. The consolidation of the three sites into a singular 37 acre site will release 20 acres of land which will be transformed into new high quality residential-led mixed-use schemes comprising approximately 3,000 new homes.

# Communications

Nine Elms' transport infrastructure has undergone vast improvements as part of the area's wider regeneration efforts, enhancing both the connectivity and accessibility to various parts of London.



## RAIL

Vauxhall station is located on the eastern edge of Nine Elms circa 0.6 miles northeast of the subject property. The station offers both South Western Railway and National Rail services, alongside London underground services (Victoria Line) and a London buses interchange.

The Northern Line extension of the London Underground has also added two new stations to the Nine Elms district; Nine Elms and Battersea Power Station, which are situated circa 0.5 miles and 0.6 miles, respectively. This extension has significantly improved connectivity to key London destinations such as the City of London and the West End.



## ROAD

Nine Elms' benefits from good connectivity to London's motorway network, ensuring efficient access to regional and national routes.

Access to the A3 via Clapham Road/Kennington Park Road, provides direct access to the M25 (London Orbital Motorway) at Junction 10. While access to the A23 route via Brixton Road directly links to the M23 at Junction 7. There is also access to the A4 route via Vauxhall Bridge and connecting routes through central London which lead to the M4 motorway.



## AIR

The nearest major airport to Nine Elms is London Heathrow Airport, one of the busiest airports in the world, located approximately 16 miles west of the district. The airport serves as a major hub for both domestic and international flights, connecting passengers to 214 destinations across 84 counties.



# Nine Elms Catchment & Demographics

Nine Elms is becoming one of London's prime residential and commercial districts, contributing significantly to the city's economic and cultural landscape. The district represents a blend of historical significance and modern innovation, making it a key area to watch in London's ever-evolving urban landscape, with Embassy Gardens perfectly positioned to benefit from the wider transformation.



**59% 'City Sophisticates'**  
- 16.2x larger than the national average.



**80.5% of the population is economically active**  
(against a national average of 70%).



**75.6% categorised within the ABCI social grade (against a national average of 53.2%) of which 40% is within the most affluent AB social grade (against national average of 22.3%).**



## Embassy Gardens

Completed in 2022, Embassy Gardens is a prestigious Zone 1 residential-led development situated in the heart of Nine Elms, adjacent to the new US Embassy, which lends the development its name. Designed by HAL Architects and Sir Terry Farrell CBE, the scheme delivered 1,555 new homes and more than 130,000 sq ft of retail accommodation, anchored by Waitrose, alongside landscaped public squares, spectacular gardens and a 4.5-hectare linear park. The scheme itself offers best in class amenities for residents, which includes a library, gym, spa, yoga studio, cinema and business facilities and the globally renowned Sky Pool which received over 1 billion impressions when the first CGI was unveiled.

Embassy Gardens stands as a prime example of the capaciousness of modern urban development, combining luxury living, commercial vibrancy and community-focused design within one of London's most rapidly transforming areas. The table below serves as a testament to the development's widespread success and appeal, with 6 commercial units already sold within the last 12 months and achieving the following prices:

Unit	Tenant	Net Value	NIY
A05	The Alchemist	£3,128,888	5.05%
7	District Coffee	£888,888	5.24%
1	Johns & Co EG	£860,000	5.27%
1c	Linnaean	£1,850,000	5.55%
2	Ten Pilates	£1,210,000	6.01%
6	Passyunk	£2,200,000	6.14%





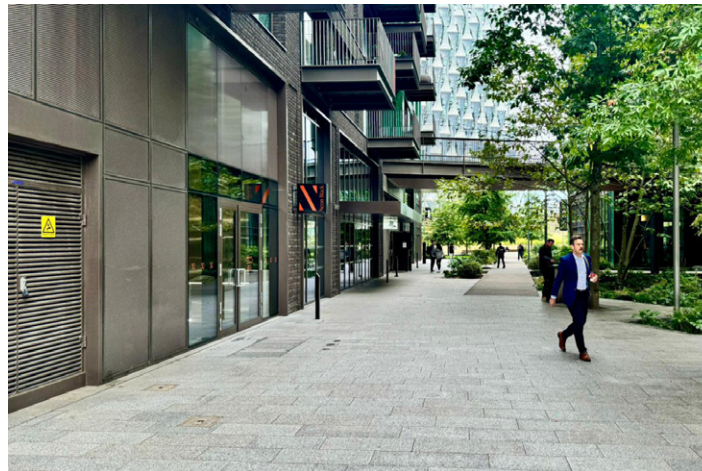
# Description

## Lim Junye Ltd (t/a Evernight)

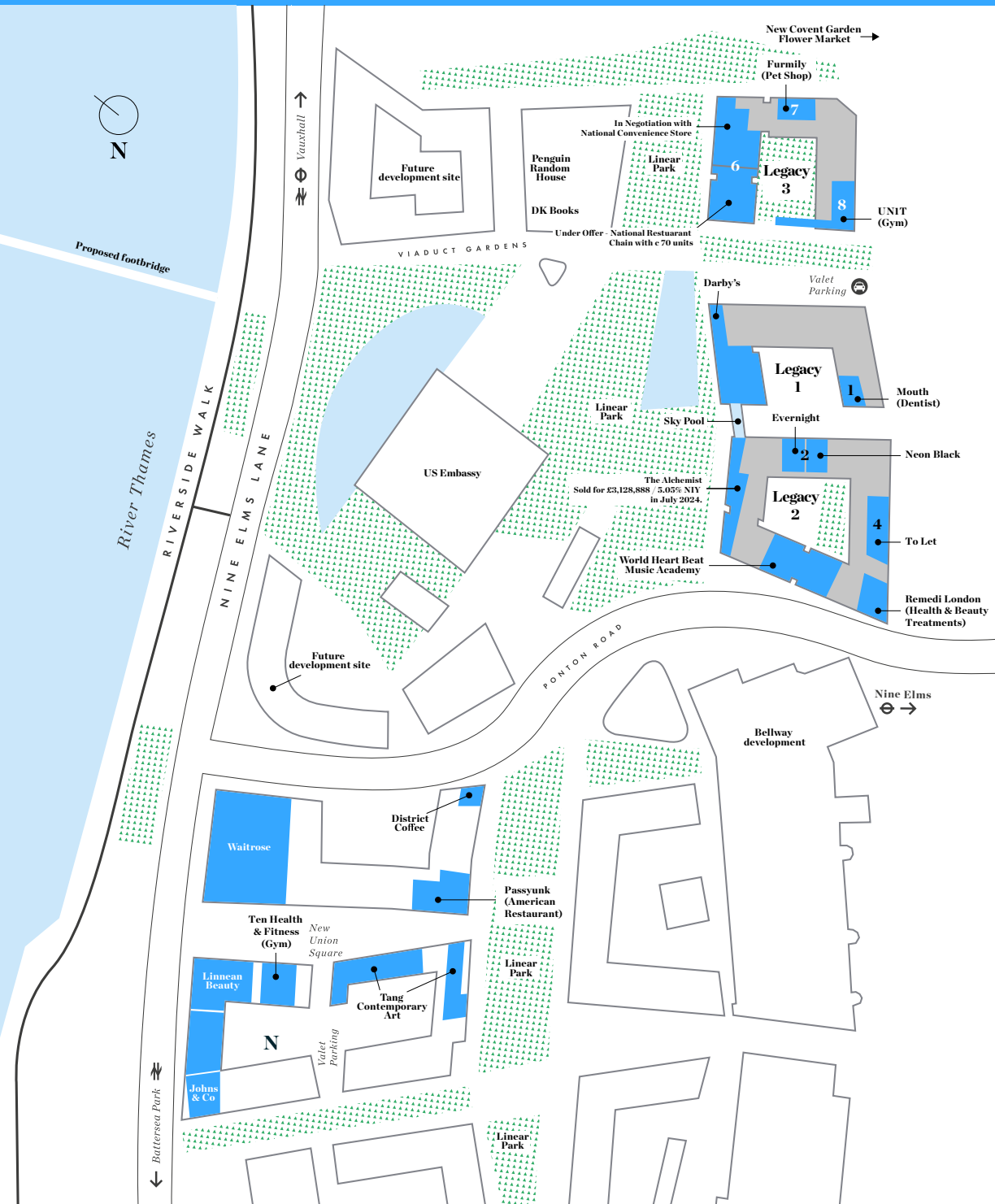
The property comprises a brand-new double height commercial unit situated below a modern residential scheme (sold off). The unit features a fully fitted out restaurant unit which has been finished to a high specification, totalling 1,731 sq ft (GIA).



[Click here for further imagery from the tenant's instagram handle](#)







# Tenure

A new Virtual Freehold interest for 999 years at a peppercorn rent.

# Tenancy

The property is let to Lim Junye Ltd (t/a Evernight) on a 10 year lease expiring 12th May 2032. The lease is contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

The contracted rent is £62,352 and increases to £65,816 per annum at year 4 (13th May 2026). The vendor will top-up the rent to the year 4 rent. There is an upwards only, open market rent review on 13th May 2027.

The lease is subject to a tenant only break option on the 13th May 2027, actionable on 6 months' notice.

# Covenant

## Lim Junye Ltd (t/a Evernight)

Lim Junye Ltd (t/a Evernight) is an upscale European and Japanese-inspired restaurant which blends Japanese precision and flavours with European ingredients and cooking techniques, to create a unique fusion menu.

The restaurant offers an elegant fusion dining experience, set in a stylish venue reflective of the upscale and contemporary aesthetic typical of Embassy Gardens. Evernight's combination of high-end food, innovative cocktails, and a chic atmosphere make it a sought-after spot for food enthusiasts in London – reinforced by the impressive 4.5 star rating achieved across almost 135 google reviews.



Click here for further imagery from the tenant's instagram handle



# The Developer

ECOWORLD **ballymore.**  
CREATING TOMORROW & BEYOND



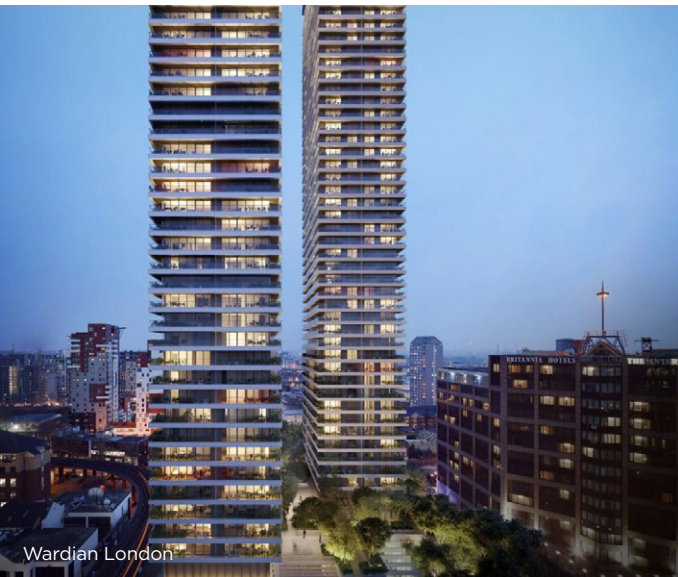
## EcoWorld Ballymore

EcoWorld Ballymore is a joint venture between the highly renowned EcoWorld International, a forward-thinking developer known for its innovative and sustainable approach to real estate development, and Ballymore, a leading property developer with a multi award winning portfolio that includes some of London and Europe's largest and most transformative urban development projects.

Together, both companies share a vision of creating some of London's most exciting and innovative residential developments. The joint venture encompasses award-winning developments in three of London's most significant waterside projects, namely: Embassy Gardens, London City Island, and Warden London.

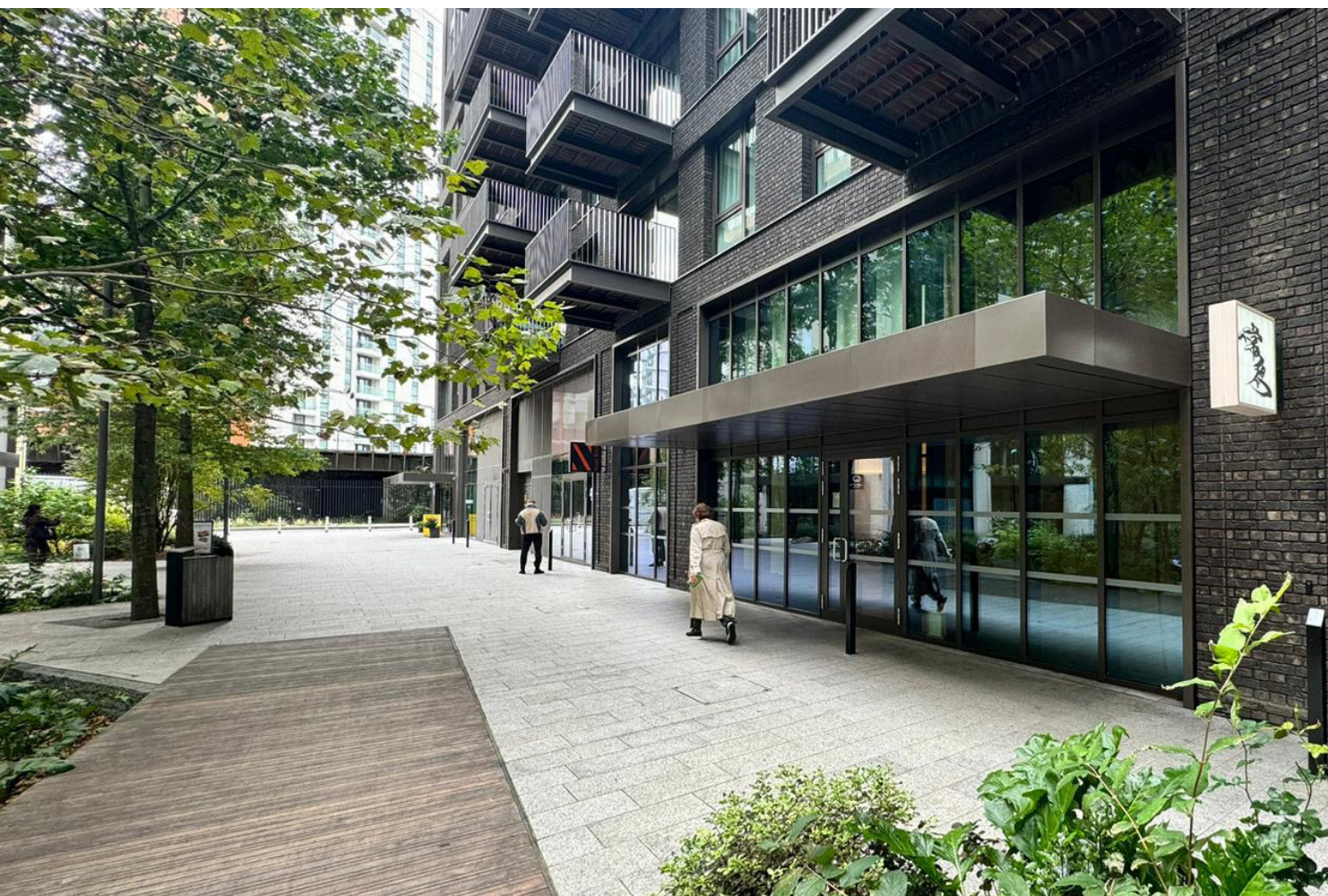
### Key projects:

- **London City Island** - A dynamic, mixed-use development located on a 12-acre island in East London, adjacent to Canary Wharf. It's a flagship project, designed to create a distinctive new community that blends residential, cultural, and commercial spaces. The development comprises 1,706 new homes, alongside 64,000 sq ft of commercial space and 150,000 sq ft of retail, leisure and community space including a new headquarters for English National Ballet.
- **Wardian London** - A luxury residential development located in Canary Wharf, one of London's most prominent financial districts. The project is known for its unique design, which blends urban living with extensive greenery, creating a botanical oasis in the heart of the city. The scheme delivered 767 new homes and 3,200 sq ft of retail across two residential towers of 55 and 50 storeys, respectively. Amenities include a gym, swimming pool, cinema, resident lounge, 6,500 sq ft restaurant and observatory on the 53rd floor.



Wardian London





# Further Information

## EPC

The property has an EPC rating of B28.

## VAT

The property is elected for VAT. It is therefore anticipated that the sale will be treated as a Transfer of Going Concern (TOGC).

## Service Charge

Embassy Gardens runs a comprehensive commercial service charge, with the latest budget at £2.58 psf. The service charge is fully recoverable from the tenant under the lease and there is no cap.

## Proposal

We are instructed to seek offers in excess of **£890,000**, reflecting an attractive Net Initial Yield of **7.00%** after a deduction of standard purchasers' costs (5.62%).

## Contact

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